

EXAMPLES OF TND AND MXD

Traditional Neighborhood Development ("TND")



Courtesy of: CNU.org

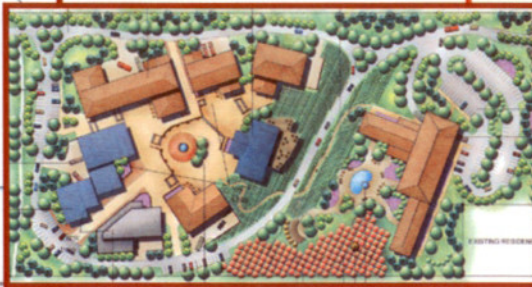


Courtesy of: Duany, Plater, Zybrenk & Company

Mixed Use Development ("MXD")



Courtesy of: WS Planning



Courtesy of: Russell Mills Studio



BRIEF OVERVIEW

FARM AND RANCH (FR) ZONING

City South Management Authority (CSMA) has adopted unique zoning districts or "flexible districts" to encourage growth in the most efficient manner while maintaining the needs and goals of the community.

Farm and Ranch (FR) district zoning is intended to preserve rural character and culture by implementing larger minimum lot sizes and not allowing land uses which will not be compatible with "FR" zoning.

Preserving rural character of the Farm and Ranch districts will shape the future of City South. Residents will flock to the countryside for well-planned communities with elements of strategic preservation alongside smart development. The front porches, shared green space and street connectivity, features for which residents are willing to pay more, create a community rather than a conventional line of row houses.



Courtesy of: www.cnu.org



Contact City South Management Authority with any questions or concerns:

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This document is provided as a courtesy and shall not constitute zoning regulations or permitted uses. Permitted uses should be verified within Sections 35-310 and 35-311 of the Unified Development Code.

FR

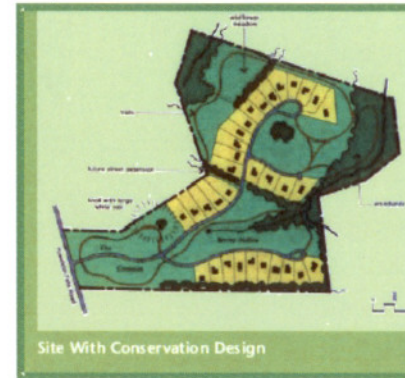
Farm and Ranch

OVERVIEW

Farm and Ranch is for developers who wish to serve the public in a rural setting. The preservation of agricultural land and unique environmental features allow residents and community members to be a part of the rural landscape just minutes away from downtown San Antonio.

Optional development patterns, including the **village center option**, **conservation subdivision**, and the **flexible development plan** which includes **mixed-use developments (MXD)** and **traditional neighborhood design (TND)**, outline basic requirements to ensure successful development and preservation of the area. The Village Center option allows the development of a market-driven land use pattern that encourages compact neighborhoods and commercial development located away from major intersections, in order to promote pedestrian-oriented development and reduced traffic congestion. The conservation subdivision allows the development of high percentages of premium residential lots through a land use pattern that preserves 75% or more of a development and utilizes the remaining portion as residential development. With the mixed-use development style, a diverse range of businesses and residents can work closely to ensure stability in the area. The traditional neighborhood design guides development into combinations of commercial centers, single and multiple family neighborhoods and park space to ensure walkable, healthy and aesthetically pleasing communities.

Conservation Subdivision Option – This development pattern allows a residential density bonus when utilized in “FR” Farm & Ranch zoning. The provisions are outlined below:



- 75 percent of the property must be preserved in a conservation easement for agricultural land, ranch land, or open space.
- 25 percent of the property may be developed at a maximum density of two units per acre.
- Up to 5 percent of the property, or five acres (whichever amount is the least) may be designated as park and open space if dedicated as a park to the City of San Antonio.

Flexible Development Plan (“FDP”) – This development plan is permitted within “FR” zoning if parcels are greater than 20 acres in size, and one of the following two use patterns is chosen:

Traditional Neighborhood Development (“TND”)

Requires a combination of a commercial center and park space as outlined in UDC Section 35-207. If a “TND” pattern is chosen within “FR” zoning, commercial uses are permitted as long as they are in compliance with TND standards.

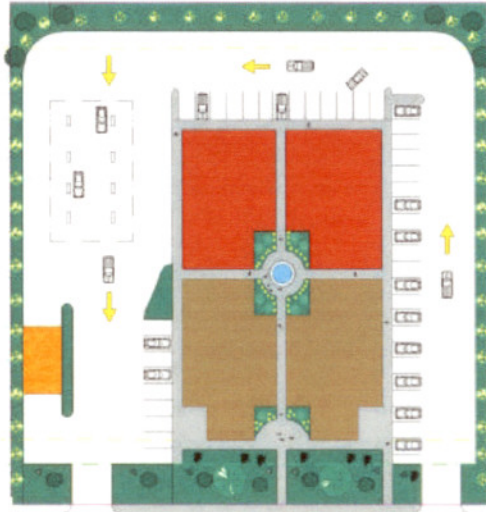
Mixed Use Development (“MXD”)

Requires a mixture of commercial retail, commercial service, office, and residential uses within a 1/4 mile radius, as outlined in UDC Section 35-341(b). If a “MXD” pattern is chosen within “FR” zoning, single family residential is allowed at 1 unit per 5 acres. Multi-family residential development is not permitted. Commercial buildings with footprints greater than 90,000 are also permitted along major intersections.

OPTIONAL LAND USE PATTERNS

Village Center Option – This development pattern allows some commercial uses along with additional guidelines noted below:

- The ground to floor area ratio (FAR – the ratio between building size and lot size) shall not exceed 35 percent.
- A minimum of 3 individual buildings
- A minimum of 2 acres located on an arterial street or an expressway
- Village Centers must be located away from major intersections. Specifically, they shall not be located within a radius of 45 percent of the length of the roadway section between the intersection of two major arterial streets or higher classification roadways.
- Site plans shall be pedestrian oriented with sidewalks and walkways connecting buildings and plazas.
- The buildings of a village center shall be oriented around a green, plaza, or public open space.
- The Village Center pattern allows some commercial uses in “FR” Zoning including: *offices, bookstores, drugstores, grocery stores, hardware stores, barber shops, day care centers, restaurants, and libraries.*



Commercial Village Center Land Use Pattern



COMMUNITY GOALS

As the City South Community Plan was developed it was apparent citizens wished to preserve the rural character of the area. The following community goals were established in order to preserve the culture of the rural land:

- Preservation of as much as 25 percent of the developable land to maintain the area's character and retain agricultural practices.
- Minimization of development impact on agricultural, open space, and wildlife habitat.
- Maintain the balance of rural land uses.

DEVELOPER BENEFITS

City South's optional land use patterns offer a wide range of benefits to the developer. The large range of patterns offer their own uniqueness, however some of the general benefits include:

- Less resources spent on roads
- Preservation of land minimizes costs of storm water sewers and management
- Native landscaping can mitigate the cost of tree and scrub removal or other environmentally sensitive concerns
- Ability to sell lots at a faster pace due to demand

Source: Association for the New Urbanism in Pennsylvania



BASICS

1. Allowed one dwelling unit per 25 acres.
2. Multi-family uses are not permitted.
3. Commercial uses are not permitted except under the Village Center Option (outlined following page)
4. Accessory dwellings (ADDU's) allowed on a site at a maximum of 2 per site (300 sf >1,200 sf) per ADDU. The landowner must live in either the primary structure or one of the ADDU's. In addition, there are no more than three bedrooms allowed in each ADDU. Furthermore, a property is allowed 5,000 sf for accessory structures,



FR

Farm and Ranch

EXAMPLES OF PERMITTED USES

PERMITTED USES – single family dwellings, accessory dwellings, orchards, fairgrounds, cemeteries, bed & breakfasts, kennels, veterinary hospitals, nurseries, dance hall, indoor and outdoor dog training, churches, non-commercial athletic fields, farm supply retail, fruit and produce retail, farm equipment sales, gasoline filling stations, farmers markets, ranches, outdoor drive-in theatre, antique stores

USES ALLOWED WITH A SPECIFIC USE PERMIT (requires a zoning change) – equestrian centers, food processing plants, golf courses, Bingo parlors, welding shops, recreational vehicle park, taxidermist,

USES NOT PERMITTED – assisted living centers, multi-family dwellings, hotels, auto sales lots, portable building sales, grocery stores, retail convenience stores

